

SENIORS' HOUSING REPORT

Ontario



CANADA MORTGAGE AND HOUSING CORPORATION

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Highlights

- The vacancy rate for standard spaces¹ increased from 13.4 per cent in 2013 to 13.9 per cent in 2014. The vacancy rate increased for bachelor/studio units and one-bedroom suites, but declined for ward/semi-private spaces and two-bedroom suites.
- Total seniors' housing supply increased by two per cent to 53,099 units in 2014.
- The capture rate remained unchanged at 5.2 per cent in 2014.
- Average monthly rent for standard spaces grew by less than one per cent to \$3,236.

Figure 1

¹ See page 31 for Methodology and Definitions

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Vacancy Rate

Vacancy Rate Increases Due To Increased Supply

The vacancy rate for standard spaces increased from 13.4 per cent in 2013 to 13.9 per cent in 2014. Total vacancies increased for the first time in three years as the growth in supply, at 2.4 per cent, outpaced the growth in demand from the 75 and over population. Based on the increase in residents, demand was up 2.5 per cent, but because the number of couples increased as well, the number of occupied spaces was up only two per cent. At 5.2 per cent in 2014, the capture rate was unchanged from 2013, although the growth in the 75 and over population was not as strong as the growth in the number of residents living in seniors' housing.

Demand increased for newer residences. Only residences opened in 2000 or later recorded an increase in the number of occupied units. Newer residences are larger, and economies of scale allow them to offer more amenities and services than older residences. Moreover, suites in newer residences tend to be larger. Ottawa was an exception, as the number of occupied units declined in the newer residences there, pushing the vacancy rate for residences opened in 2000 or later to 17.9 per cent. The vacancy rate in new residences increased not only in Ottawa, but in the GTA and Central Ontario as well, pushing the Ontario vacancy rate higher to 13.8 per cent in 2014 from 12.7 per cent a year earlier. However, the increase in the GTA and Central Ontario was because supply increased faster than demand. For residences built prior to 1990, all regions recorded

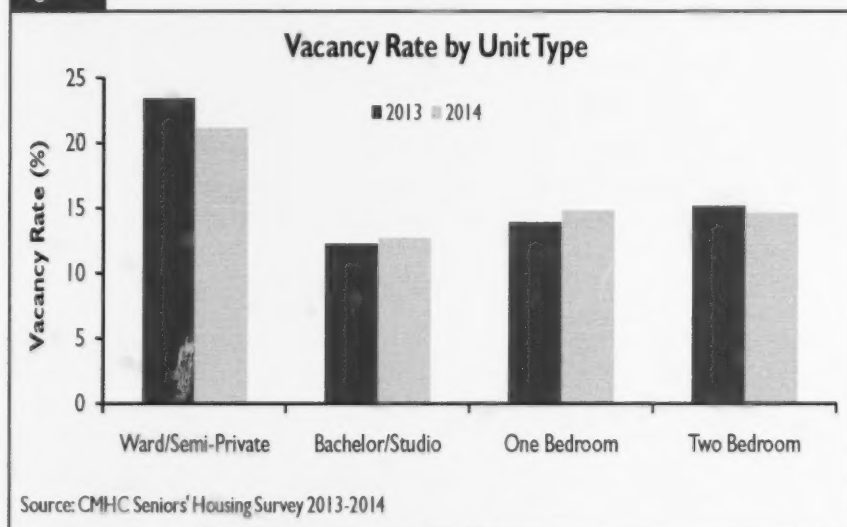
lower occupancies. However, the vacancy rate declined to 12.6 per cent in 2014 from 13.5 per cent a year earlier due to a reduction in supply from conversions and removals. For residences built from 1990-1999, the number of occupied units declined in all areas, except the GTA and Northern Ontario. The overall vacancy rate increased as the decline in demand offset the decline in supply. For residences opened in 1990-1999 the vacancy rate increased to 13.1 per cent from 11.8 per cent in 2013.

All regions of the province, except Ottawa, saw increased occupancies this year. In the GTA and Central Ontario, where new seniors' housing development has been most active, the increased supply offset the stronger demand, pushing the vacancy rate higher. In South-Western Ontario, stronger demand combined with lower supply led to a lower vacancy rate in 2014. Despite a decline in supply in Ottawa, lower occupancies propelled the vacancy rate higher.

Vacancy rate increases for bachelor/studio and one bedroom units

The vacancy rate for standard spaces increased for bachelor/studio and one-bedroom units, but declined for ward/semi-private spaces and suites with two or more bedrooms. The largest drop in the vacancy rate occurred for ward/semi-private spaces, as the decline in supply was higher than the decline in occupancies. However, the vacancy rate for this type of space was the highest of all types as demand for these spaces has been steadily declining. The vacancy rate for bachelor/studio spaces increased as the occupancies declined at a faster pace than supply. However, the vacancy rate for this type of space was the lowest of all types. The increase in supply for one-bedroom units exceeded the increase in occupancies, resulting in an increase in the vacancy rate. One-bedroom suites accounted for more than 90 per cent of the increase in supply and more than 85 per cent of the

Figure 2



increase in occupancies. The vacancy rate for suites with two or more bedrooms declined as the increase in occupancies exceeded the increase in supply.

Vacancy rates vary by rent range

Demand for spaces for which rents were less than \$2,001 or between \$3,001 and \$3,500 outpaced supply, causing a decline in the vacancy rate for these units. The vacancy rate increased for spaces with rent between \$2,501 and \$3,000 and rent of \$3,501 or greater. For spaces with rents between \$2,001 and \$2,500 or between \$2,501 and \$3,000, both supply and demand declined. New spaces in Ontario typically charge rent over \$3,000. The new supply added this year continued to grow the share of total spaces with rent between \$3,001 and \$3,500 and \$3,501 or greater. Fifty-three per cent of all units in Ontario are priced above \$3,000. However, the vacancy rate for units with rent of \$3,501 or greater increased this year as the growth in supply outpaced the growth

in demand. Vacancy rates in units with rent of \$3,501 or greater had declined for the last two years.

In the GTA, spaces with rents over \$3,501 continued to increase and make up a larger share of supply. However, demand did not keep pace with the growth in supply resulting in the vacancy rate increasing to 16.4 per cent in 2014 from 15.3 per cent in 2013. Although GTA supply increased for spaces with rents in the \$2,501-\$3,000 range, demand declined pushing the vacancy rate to 21.6 per cent. In Ottawa, the vacancy rate increased for spaces with rents less than \$2,001, \$2,501-\$3,000 and \$3,501 or greater. Except for spaces in the \$2,501-\$3,000 range, the number of spaces in all other price ranges declined.

Universe

Supply And Number Of Residences Increase

The total number of spaces increased by slightly more than 1,200 to 53,099 as new residences added more spaces

than were removed. More than 2,100 spaces were added to the universe in 2014. There were 18 new residences opened in 2012 that became eligible for the 2014 survey. Another nine residences, which were not included in the 2013 survey, were added to the universe in 2014. The average size of these newly added residences was just under 80 spaces. Ten of the home added were in the GTA, nine in Central Ontario, three in each of Eastern Ontario and South-Western Ontario, and one in each of Northern Ontario and Ottawa. Although 27 new residences were added, the total number of residences increased by only ten. There were 17 residences with 900 spaces from the 2013 survey that were not included this year for various reasons. Several of these residences were no longer operating as licensed retirement residences, while others did not meet CMHC's eligibility requirements for inclusion in the survey. The residences removed from the universe were spread across the province with five in the GTA, four in Central Ontario, three in each of Ottawa and South-Western Ontario and two in Eastern Ontario.

Figure 3



New supply comes from larger residences

Smaller residences have become less viable over the years. Larger residences offer a greater level of amenities and services which are attractive to residents. A significantly higher percentage of larger residences have a swimming pool, hot tub, movie theatre, and exercise room than do smaller residences. While the number of residences with fewer than 50 units declined again this year, the number of larger residences increased. The number of residences with 90 or more spaces increased by ten this year, which added more than 1,200

spaces to the universe. Although residences with fewer than 50 units still represent close to 30 per cent of the stock, only 11 per cent of the total spaces are included in these residences.

There were 49,500 seniors living in retirement residences in Ontario in 2014, up 2.5 per cent from 48,300 in 2013. The couple rate for Ontario increased in 2014. Since couples occupy only one space, the number of occupied spaces increased two per cent. Northern Ontario has the highest couple rate in Ontario, followed by the GTA. The percentage of couple households in the 75 and over age group has been trending higher. With the increase in the supply of suites, more couples are moving to retirement residences.

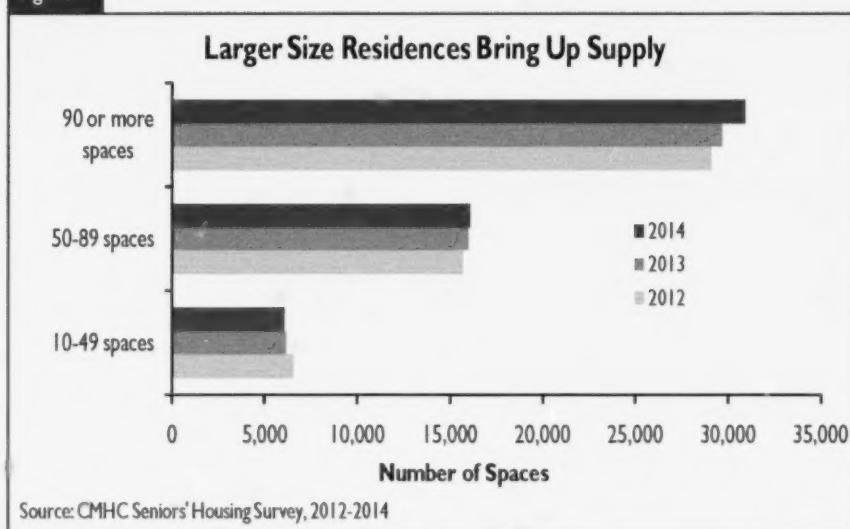
Total spaces are expected to increase in 2015. Eighteen residences were opened in 2013 with more than 1,800 spaces. Many of these residences will be eligible for inclusion in the 2015 universe. These residences are already competing with established retirement residences for residents. The regions that will capture the largest share of new spaces will be the GTA and Central Ontario. Eight residences are in Central Ontario, five in the GTA, three in South-Western Ontario and two in Ottawa.

Rent

Rent Growth Slows In 2014

Average rent for all spaces grew by one per cent in 2014, down from 4.5 per cent in 2013. The average cost of renting a seniors' housing space in Ontario increased to \$3,236 per month. The average rent growth was lower this year in response to the

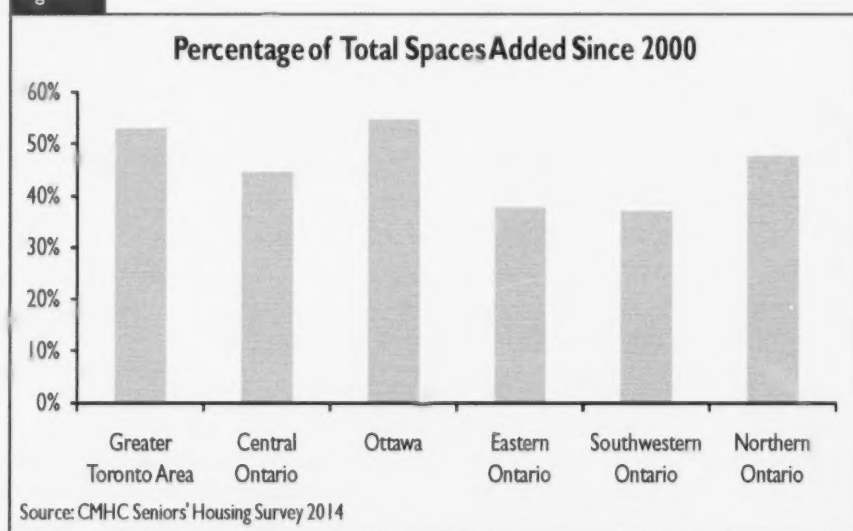
Figure 4



higher vacancy rates in retirement residences opened in 1990 or later. The vacancy rate declined in residences built prior to 1990. Although occupancies increased in residences opened in 2000 or later, supply outpaced demand and rents in these residences increased by only 0.4 per cent. The average rent in the residences surveyed for the first time in 2014 was ten per cent

higher than the remainder of the residences in the 2014 universe. The newer residences are pulling up the average rent for post-2000 residences, while the average rent in the other residences remained flat. Retirement residences opened prior to 1990 are subject to the Ontario rent review guidelines, which was 0.8 per cent for 2014. The average rent in these residences declined by 0.7 per cent.

Figure 5



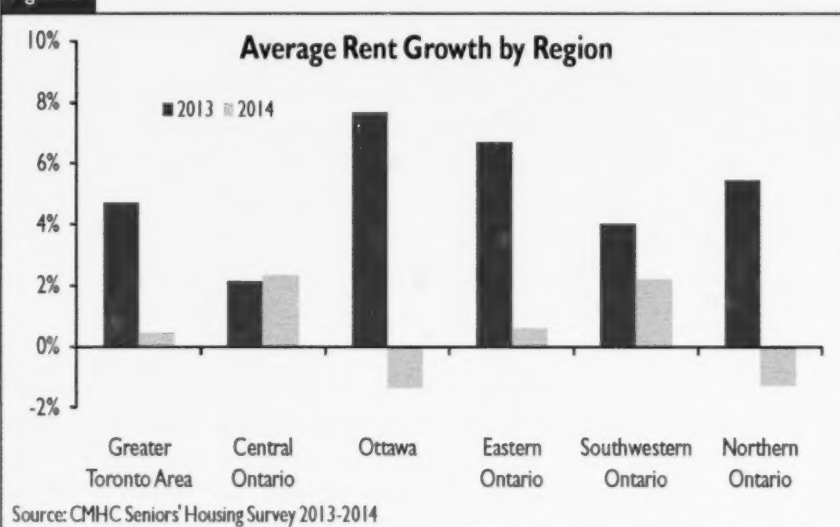
Although the number of occupancies declined in residences opened in the 1990s and supply outpaced demand, these residences had the highest rent increase at 1.4 per cent.

Residences in Central Ontario have strongest rent growth

The highest rent growth by region was 2.4 per cent in Central Ontario. Supply increased as six new residences opened in 2012 were added to the universe in Central Ontario this year. A large increase in the number of occupied spaces in residences opened in 2000 or later contributed to the larger rent growth this year. The percentage of residences in the \$3,000 plus rent range increased, pushing the average rent higher. Newly-opened residences tend to have the highest rent and the strong increase in new supply in this area pulled up the average rent.

South-Western Ontario recorded the second highest growth rate in the average rent at 2.2 per cent. This increase was due to a decline in the vacancy rate as well as a higher percentage of occupied units in newer buildings. The vacancy rate for residences opened in 2000 or later was one of the lowest in the province.

Figure 6



The average rent in Ottawa declined this year, by 1.4 per cent. In 2013, the fastest rent growth rate by region was in Ottawa at 7.7 per cent. However, this rapid rent appreciation contributed to a higher vacancy rate in 2014. With a higher vacancy rate and fewer occupied spaces, rent growth slowed. Little new supply was added to the universe in 2014.

In the GTA rent growth was only 0.5 per cent in 2014, down from 4.7 per cent a year ago. The GTA accounted for more than half of the supply added this year. Most of these new spaces were one-bedroom and two-bedroom suites. Bachelor/studio units represent

about 47 per cent of the spaces in the GTA, but demand declined for this unit type resulting in an increased vacancy rate and a slight price decline. One-bedroom suites represent about 44 per cent of the universe in the GTA. Demand did not increase as fast as supply, resulting in a higher vacancy rate and limited price growth. The GTA had the highest average rent of any region at \$3,825, while Etobicoke had the highest average monthly rent of any municipality at \$4,534. The strongest rent growth occurred in Scarborough.

Spotlight on...

Demand for one and two bedroom suites

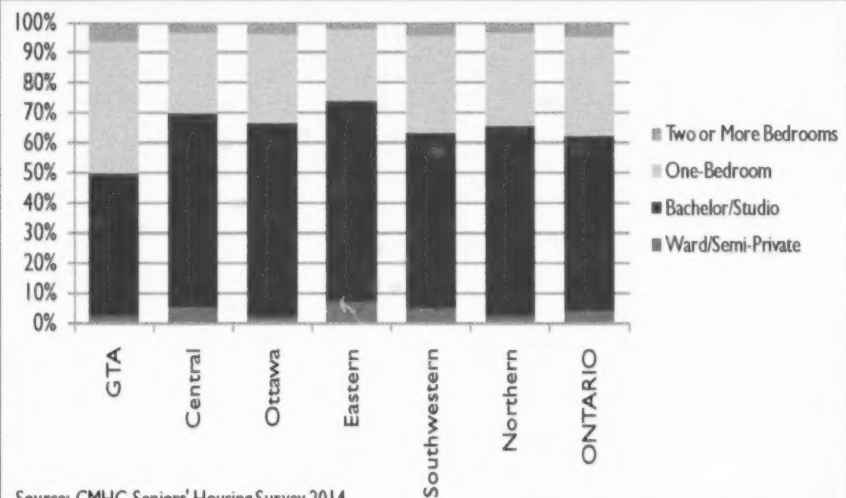
The type of space demanded by seniors has changed. There has been a shift toward one-bedroom and two-bedroom plus suites. Since 2009, the number of one-bedroom suites has increased by 71 per cent and the number of two-bedroom suites by 81 per cent. However, in the same time period, total spaces have increased by only 22 per cent. Data from the 2011 National Household Survey indicates that the number of couple households maintained by someone 75 and over has increased. Close to 40 per cent of households in this age group are couples households. Couple households need more space and privacy. The increased couple rate this year reflects this trend. Couples move into retirement residences together although it is only one of the partners who needs the care offered. The number of ward/semi-private spaces has declined and currently represent only four per cent of the universe. Although bachelor/studio units had a 58 per cent share of the universe in 2014,

this share has dropped from 67 per cent in 2009. New retirement residences have a greater share of one-bedroom suites. Seniors moving to retirement residences desire their own space and many of the amenities in their previous home.

The one-bedroom and two-bedroom plus suite share of retirement home spaces varies across the province. In the GTA, 50 per cent of spaces are suites. More than half of the spaces in the GTA are in retirement

residences opened in 2000 or later. Developers have responded to the demand for suites, resulting in the higher percentage of suites in the GTA. On the other hand, in Eastern Ontario, suites only represent 26 per cent of the spaces. In Ottawa, 34 per cent of spaces are suites, while 64 per cent are bachelor/studio units. Although 55 per cent of residences in Ottawa were opened in 2000 or later, many new residences offer a variety of unit types as demand for suites is lower than in the GTA.

Figure 7



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SHS ZONE DESCRIPTIONS - OTTAWA

Zone 1	West - former municipalities of West Carleton, Goulbourn, Rideau, Kanata, Nepean and western portion of former city of Ottawa bounded by Bronson and Rideau River (east).
Zone 2	Central - central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Zone 3	East - former municipalities of Gloucester, Cumberland, Osgoode, Rockliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Greater Toronto Area	20.0	17.2	14.9	17.6	15.8	16.5	18.1	15.3	15.6	16.9
Toronto	16.3	18.7	17.9	20.8	10.3	14.4	12.7	13.9	14.4	17.5
East York/York City	**	**	26.3	34.9	27.7	30.3	**	**	26.8	34.4
Etobicoke	**	**	10.1	8.2	6.8	1.9	**	**	7.3	3.9
North York	**	**	21.4	19.7	16.5	25.3	16.6	22.9	19.4	22.4
Scarborough	**	**	8.3	8.1	2.7	11.8	**	**	6.8	8.7
Former City of Toronto	**	**	20.0	31.1	7.8	11.2	11.5	3.3	12.5	17.7
Durham	**	9.1	14.3	13.2	12.0	9.4	15.1	11.0	13.3	11.5
Halton	**	**	8.3	14.9	8.6	10.4	11.2	8.4	8.7	12.1
Peel	**	**	15.3	18.1	32.1	26.5	23.6	9.7	23.9	21.4
York	34.8	28.6	12.5	15.5	18.2	20.3	29.0	26.1	16.8	19.0
Central Ontario	27.8	24.1	10.4	10.0	9.8	13.9	10.4	17.7	11.1	12.0
Brant	12.2	6.7	4.8	3.7	**	**	**	**	4.7	4.9
Haldimand-Norfolk	**	**	8.2	2.0	5.3	5.9	**	**	7.9	2.6
Hamilton	26.0	42.1	11.7	10.7	4.6	4.6	6.3	7.9	11.0	10.7
Former City of Hamilton	39.4	50.8	14.6	11.5	11.0	5.7	**	**	15.8	13.4
Rest of Hamilton	**	**	7.1	9.4	1.8	4.1	**	**	5.2	7.5
Kawartha Lakes	**	**	12.6	2.7	18.5	0.0	**	**	20.2	1.4
Muskoka	**	**	19.9	18.9	**	12.3	**	**	19.3	17.3
Niagara	22.9	**	10.5	9.1	9.4	13.7	13.4	**	10.8	12.1
Niagara Falls	**	**	6.3	14.4	9.4	**	**	**	8.1	16.3
St. Catharines	**	**	14.6	**	17.4	**	**	**	16.6	15.5
Rest of Niagara	**	**	9.2	7.2	4.1	**	**	**	7.6	7.1
Northumberland	**	**	16.3	21.2	13.4	7.3	0.0	**	14.3	14.0
Peterborough	**	**	7.4	4.5	**	**	**	**	7.5	5.6
Simcoe	38.6	23.6	10.8	10.2	17.5	17.9	13.6	22.7	14.3	13.3
Barrie	**	**	6.9	8.5	2.3	9.0	**	**	9.0	9.1
Rest of Simcoe	36.6	**	12.8	11.0	25.3	22.4	21.6	**	17.2	15.6
Waterloo	20.7	14.8	8.4	11.8	7.6	28.7	12.6	29.6	9.1	17.8
Cambridge	**	**	5.9	4.7	**	**	**	**	8.8	7.7
Kitchener	17.9	7.8	10.5	16.1	12.9	12.8	**	**	11.6	14.7
Rest of Waterloo	**	**	6.3	9.9	4.6	37.2	**	**	6.4	25.5
Wellington/Dufferin	25.6	25.6	11.0	11.5	6.1	7.4	**	**	10.1	11.6
Guelph	**	21.6	8.3	9.7	4.2	6.3	**	**	7.2	9.7
Rest of Wellington/Dufferin	**	29.5	13.9	13.4	10.7	**	**	**	14.4	13.9
Ottawa	22.9	**	12.2	13.3	14.2	16.1	14.5	18.0	13.2	14.5
Ottawa - Central	**	**	12.7	**	23.0	**	**	**	18.8	**
Ottawa - East	**	**	11.9	12.2	7.9	8.8	4.3	**	10.5	11.1
Ottawa - West	**	**	12.4	14.7	15.5	15.5	14.4	14.0	14.0	15.3

continued

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type**Ontario**

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Eastern Ontario	18.0	17.2	11.1	11.9	11.8	14.8	13.9	7.9	11.7	12.8
Frontenac	**	**	9.6	11.2	13.3	13.6	12.8	8.5	12.7	13.4
Hastings/Prince Edward	15.0	**	7.5	7.3	20.1	11.0	**	**	11.9	9.0
Lanark	**	**	5.3	9.9	1.4	20.2	**	**	3.7	14.6
Leeds & Grenville	**	**	5.8	8.5	7.7	**	**	**	7.2	8.0
Lennox & Addington	**	**	**	11.0	**	**	**	**	**	11.9
Prescott & Russell	**	**	11.6	14.7	20.3	**	**	**	12.9	14.3
Renfrew	3.8	14.7	12.7	12.7	9.8	10.2	**	**	12.1	11.8
Stormont, Dundas & Glengarry	22.1	11.4	17.8	17.8	4.3	26.0	**	**	15.6	19.1
Southwestern Ontario	27.4	26.2	14.2	12.8	16.8	13.0	14.0	10.6	15.6	13.2
Bruce	**	**	15.9	9.7	22.5	25.4	**	**	17.5	14.1
Elgin	**	**	17.9	11.7	**	**	**	**	16.3	16.2
Essex	26.9	**	17.5	8.5	16.1	10.9	**	**	17.5	10.6
Windsor	**	**	19.7	9.3	20.7	**	**	**	19.7	12.7
Leamington/Kingsville	**	**	16.7	9.6	**	**	**	**	15.3	11.7
Rest of Essex	**	**	12.8	5.4	**	**	**	**	14.9	6.7
Grey	**	**	12.0	9.5	**	5.6	**	**	12.0	9.1
Huron	**	**	20.8	18.9	**	**	**	**	18.0	17.1
Chatham-Kent	31.1	**	7.4	12.9	10.8	**	**	**	9.4	11.9
Lambton	**	**	6.3	9.5	12.0	14.2	**	**	9.4	12.1
Middlesex	**	**	16.9	20.1	18.9	16.8	15.4	13.3	17.8	17.8
Oxford	**	**	13.6	15.6	2.9	**	**	**	14.5	11.6
Perth	15.6	**	13.1	12.5	53.8	**	**	**	20.5	12.9
Northern Ontario	**	10.4	6.8	7.0	10.2	9.2	**	**	8.1	7.8
Algoma/Thunder Bay	**	10.0	12.8	10.8	14.4	12.1	**	**	13.9	11.2
Greater Sudbury	**	**	2.4	5.5	**	1.3	**	**	2.9	4.6
Rest of North	**	**	5.4	4.9	**	**	**	**	4.7	6.2
Ontario	23.5	21.2	12.3	12.8	13.9	14.9	15.2	14.7	13.4	13.9

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range (\$)

Ontario

Centre	\$2,000 or less		\$2,001 - \$2,500		\$2,501 - \$3,000		\$3,001 - \$3,500		\$3,501 and more		Total spaces where rents are known	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Greater Toronto Area	16.9	24.1	19.8	19.6	13.3	21.6	17.7	17.6	15.3	16.4	15.8	17.8
Toronto	13.3	26.4	21.9	20.3	15.9	22.3	23.6	25.4	12.3	14.6	15.4	18.3
East York/York City	40.3	32.0	**	**	**	**	**	**	18.8	28.4	27.7	35.5
Etobicoke	**	**	**	**	**	**	**	**	6.2	3.2	7.8	4.2
North York	**	**	**	**	14.3	**	28.4	27.6	14.0	19.8	19.9	23.1
Scarborough	**	23.1	**	**	**	7.1	**	9.3	**	3.8	8.7	9.4
Former City of Toronto	**	**	10.2	27.6	24.1	21.3	8.8	9.0	12.9	15.6	12.9	18.4
Durham	**	15.2	21.3	22.1	9.1	14.5	10.8	9.3	17.1	11.2	13.4	12.4
Halton	**	**	4.3	**	3.1	2.6	10.0	14.6	10.5	13.0	9.4	12.2
Peel	**	**	11.1	20.0	15.0	28.6	23.6	20.5	22.9	22.0	21.2	22.4
York	**	**	**	**	17.3	30.4	18.7	11.4	17.7	20.3	18.3	20.0
Central Ontario	17.6	13.7	13.1	14.0	9.2	8.0	9.9	9.7	13.6	18.7	11.9	12.7
Brant	3.3	3.6	8.4	0.0	4.5	5.6	**	**	**	**	3.9	5.1
Haldimand-Norfolk	11.1	4.3	5.6	**	8.1	0.8	**	**	**	**	8.3	2.5
Hamilton	20.7	19.2	15.6	16.3	5.7	4.6	15.6	11.9	6.7	5.8	11.4	11.3
Former City of Hamilton	35.0	22.7	14.0	15.9	6.7	3.8	30.0	16.3	18.5	10.9	16.7	13.9
Rest of Hamilton	**	**	21.0	16.9	4.4	**	1.3	7.5	1.8	3.9	4.9	8.0
Kawartha Lakes	**	**	**	**	**	**	19.0	0.0	**	**	21.1	1.5
Muskoka	**	**	**	18.8	**	13.3	**	**	**	**	20.8	19.2
Niagara	13.0	12.8	11.2	16.4	11.3	4.1	7.9	10.6	13.5	**	11.3	12.5
Niagara Falls	**	21.6	8.6	20.1	4.9	4.1	**	**	**	**	8.4	17.0
St. Catharines	**	**	**	**	19.5	**	15.9	**	**	**	17.4	16.0
Rest of Niagara	10.1	**	15.4	13.0	8.5	3.8	0.8	**	3.8	**	8.1	7.3
Northumberland	**	**	19.9	28.7	12.0	**	16.8	10.4	0.0	**	15.6	15.0
Peterborough	**	**	**	**	3.7	**	**	**	**	**	7.8	6.2
Simcoe	27.7	20.0	12.3	9.2	13.1	10.7	8.3	9.2	19.9	19.3	15.6	14.0
Barrie	**	**	12.3	**	7.2	1.7	3.8	10.4	2.2	9.5	9.3	9.5
Rest of Simcoe	24.1	24.8	12.3	8.3	15.6	12.3	12.4	7.4	31.0	24.2	19.5	16.4
Waterloo	13.7	10.0	9.7	3.5	10.4	18.4	6.2	11.1	10.6	29.3	9.5	19.0
Cambridge	**	**	**	**	**	**	**	**	**	**	8.8	8.1
Kitchener	13.3	7.7	8.9	2.5	12.6	22.7	10.8	9.0	16.0	18.8	12.0	15.7
Rest of Waterloo	**	**	**	**	7.3	10.3	3.2	15.2	6.9	36.3	6.8	27.3
Wellington/Dufferin	**	17.4	15.9	18.0	9.6	5.1	**	10.5	15.3	13.1	13.7	12.7
Guelph	**	**	**	22.0	**	6.1	**	12.4	**	6.7	10.5	10.9
Rest of Wellington/Dufferin	**	**	13.8	16.2	13.0	3.8	**	**	**	**	17.6	14.9
Ottawa	8.3	16.9	10.5	7.4	7.6	14.0	16.9	12.4	15.1	18.4	13.0	15.3
Ottawa - Central	**	**	**	**	**	**	12.3	**	21.6	**	17.7	**
Ottawa - East	4.3	12.4	9.7	9.3	7.2	11.8	19.2	5.6	13.4	14.5	11.1	11.7
Ottawa - West	12.8	**	11.6	3.5	8.4	15.1	17.0	17.5	13.9	17.2	13.4	16.2

continued

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range (\$)

Ontario

Centre	\$2,000 or less		\$2,001 - \$2,500		\$2,501 - \$3,000		\$3,001 - \$3,500		\$3,501 and more		Total spaces where rents are known	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Eastern Ontario	14.5	13.8	14.1	13.3	8.7	9.0	8.2	12.4	17.4	18.8	13.0	13.6
Frontenac	++	++	++	++	++	18.3	9.1	10.7	18.0	13.9	15.4	14.2
Hastings/Prince Edward	17.4	10.4	9.4	8.2	2.3	2.4	++	5.4	29.4	18.5	12.4	9.4
Lanark	++	++	++	++	++	++	++	++	++	++	2.1	15.5
Leeds & Grenville	21.6	++	12.4	15.6	++	1.7	6.4	13.4	4.8	3.3	7.6	8.6
Lennox & Addington	++	++	++	++	++	++	++	++	++	++	++	12.2
Prescott & Russell	15.7	17.1	9.1	4.5	++	++	++	++	++	++	15.3	15.3
Renfrew	7.6	7.6	14.2	15.0	12.8	13.1	17.6	21.7	23.6	6.9	13.3	12.5
Stormont, Dundas & Glengarry	13.9	9.1	25.0	20.8	11.5	24.1	++	27.9	++	++	16.7	20.8
Southwestern Ontario	18.1	15.4	15.0	13.0	17.9	13.6	17.2	15.4	16.4	14.2	16.7	14.0
Bruce	18.2	++	12.3	1.9	25.6	18.8	++	++	21.7	++	18.5	16.3
Elgin	++	++	29.2	8.6	25.5	25.4	++	++	++	++	17.2	17.2
Essex	18.9	20.3	15.8	10.3	18.3	8.6	26.0	14.1	18.4	9.5	18.9	11.1
Windsor	++	++	19.1	++	23.8	12.0	++	++	++	++	22.0	13.2
Leamington/Kingsville	++	++	++	++	++	1.8	++	++	++	++	16.2	12.5
Rest of Essex	21.8	++	22.2	++	12.2	++	++	++	++	++	15.2	7.0
Grey	++	++	++	8.2	++	6.3	++	++	++	++	12.5	9.8
Huron	++	++	++	27.8	++	++	++	++	++	++	27.3	17.6
Chatham-Kent	23.3	++	7.9	++	5.9	5.3	++	++	++	++	8.9	13.0
Lambton	14.9	10.9	9.4	12.1	10.0	13.6	++	12.0	++	++	9.8	12.8
Middlesex	5.6	3.4	18.9	15.0	20.5	18.6	19.0	23.5	19.0	18.8	19.1	18.7
Oxford	++	++	18.0	++	9.0	16.4	++	++	++	++	15.1	11.8
Perth	15.9	++	16.2	5.8	++	++	++	++	++	++	20.9	13.6
Northern Ontario	4.6	6.4	7.8	8.7	6.7	7.2	16.5	13.9	7.3	3.7	8.5	8.3
Algoma/Thunder Bay	6.6	6.2	13.7	16.4	16.0	18.6	24.3	14.8	++	++	14.7	11.9
Greater Sudbury	0.0	6.6	++	++	++	2.5	++	++	++	++	3.0	4.9
Rest of North	++	++	7.7	7.2	4.3	5.4	3.9	++	++	++	4.9	6.4
Ontario	15.2	14.4	14.0	13.5	11.3	12.7	14.3	13.7	15.1	16.9	13.9	14.7

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

++ Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.3 Vacancy Rates (%) and Average Rents (\$) of Heavy Care Spaces¹ Ontario

Centre	Vacancy Rate		Average Rent	
	2013	2014	2013	2014
Greater Toronto Area	1.8 ^a	2.9 ^a	4,876	5,018
Toronto	2.9	3.1 ^b	4,968	4,923
Durham	**	5.0 ^b	4,110	4,553
Halton/Peel	**	0.3 ^b	**	5,353
York	**	6.2 ^c	**	4,879
Central Ontario	2.2	6.7 ^b	4,041	4,057
Hamilton	**	**	**	**
Ottawa	8.0 ^d	9.2	4,651	4,857
Eastern Ontario	22.5 ^d	**	4,097	**
Southwestern Ontario	**	30.7	3,392	3,559
Northern Ontario	**	**	**	**
Ontario	4.9	7.9	4,584	4,640

¹ Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+ ^{1,2}	Capture Rate ³ (%)
		2013	2014				
Greater Toronto Area	16,529	14.8	15.7	161	15,039	399,860	3.8
Toronto	6,633	13.5	15.8	62	5,892	200,210	2.9
East York/York City	778	23.3	24.7	7	605		
Etobicoke	823	7.3	3.9	8	841		
North York	1,884	18.9	20.8	17	1,598		
Scarborough	1,028	6.5	8.5	10	978		
Former City of Toronto	2,120	11.6	16.3	20	1,869		
Durham	2,141	12.5	11.1	24	2,110	36,940	5.7
Halton	1,904	8.5	11.4	20	1,837	34,640	5.3
Peel	2,529	23.0	19.2	26	2,231	66,380	3.4
York	3,322	16.1	18.1	29	2,969	61,690	4.8
Central Ontario	14,209	10.7	11.6	207	13,509	229,340	5.9
Brant	622	4.5	4.5	9	622	10,410	6.0
Haldimand-Norfolk	393	7.9	2.5	10	400	9,220	4.3
Hamilton	1,963	11.0	10.8	31	1,858	42,330	4.4
Former City of Hamilton	1,105	15.6	13.4	16	1,007		
Rest of Hamilton	858	5.3	7.4	15	851		
Kawartha Lakes	357	20.1	1.4	5	373	8,090	4.6
Muskoka	503	18.9	16.5	8	466	6,650	7.0
Haliburton	-	-	-	-	-	2,250	
Niagara	2,471	10.6	11.6	31	2,328	41,040	5.7
Niagara Falls	607	7.7	16.5	8	536		
St. Catharines	792	16.2	14.5	8	**		
Rest of Niagara	1,072	7.8	6.7	15	**		
Northumberland	647	14.1	13.8	12	**	9,810	**
Peterborough	1,056	7.2	5.4	10	1,119	13,960	8.0
Simcoe	2,084	13.4	12.7	34	1,930	34,800	5.5
Barrie	744	8.2	8.3	10	721		
Rest of Simcoe	1,340	16.3	15.1	24	1,209		
Waterloo	2,595	8.6	17.5	35	2,319	31,700	7.3
Cambridge	481	8.3	7.4	9	470		
Kitchener	1,097	10.3	15.0	11	1,003		
Rest of Waterloo	1,017	6.4	24.9	15	846		
Wellington/Dufferin	1,518	9.4	10.6	22	1,488	19,080	7.8
Guelph	905	6.7	8.5	9	920		
Rest of Wellington/Dufferin	613	13.5	13.8	13	568		
Ottawa	6,211	12.7	13.8	62	5,717	58,380	9.8
Ottawa - Central	782	18.0	**	6	**		
Ottawa - East	2,401	10.0	10.5	27	2,306		
Ottawa - West	3,028	13.5	14.4	29	2,773		

continued

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate

Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+ ^{1,2}	Capture Rate ³ (%)
		2013	2014				
Eastern Ontario	5,625	11.2	11.8	91	5,329	71,300	7.5
Frontenac	707	12.7	13.1	10	681	12,570	5.4
Hastings/Prince Edward	896	12.7	8.8	15	865	14,730	5.9
Lanark	582	3.7	14.4	9	**	5,820	**
Leeds & Grenville	554	7.0	7.6	10	544	9,540	5.7
Lennox & Addington	207	**	11.6	5	187	3,500	5.3
Prescott & Russell	1,012	10.5	10.5	19	949	5,670	16.7
Renfrew	909	11.5	11.3	12	873	9,300	9.4
Stormont, Dundas & Glengarry	758	14.3	17.3	11	682	10,170	6.7
Southwestern Ontario	8,152	14.9	13.5	123	7,540	128,180	5.9
Bruce	422	16.6	13.7	9	384	6,640	5.8
Elgin	219	15.3	15.5	5	197	6,270	3.1
Essex	2,023	16.6	13.0	24	1,875	29,430	6.4
Windsor	986	19.1	15.8	9	**	.	.
Leamington/Kingsville	368	14.5	10.9	6	351	.	.
Rest of Essex	669	13.4	10.2	9	**	.	.
Grey	743	11.8	8.9	12	**	9,780	**
Huron	261	17.4	16.7	6	**	5,700	**
Chatham-Kent	746	9.2	10.3	14	689	9,640	7.1
Lambton	657	9.1	11.7	11	625	11,910	5.2
Middlesex	1,929	17.3	17.4	20	1,756	33,210	5.3
Oxford	578	13.1	12.2	11	**	9,110	**
Perth	574	19.7	12.8	11	524	6,490	8.1
Northern Ontario	2,373	8.1	7.6	33	2,379	66,090	3.6
Algoma /Thunder Bay	1,006	13.7	10.8	12	990	24,030	4.1
Greater Sudbury	739	2.8	4.3	11	769	12,340	6.2
Rest of Northern Ontario	628	4.7	6.2	10	620	29,720	2.1
Ontario	53,099	12.8	13.2	677	49,512	953,150	5.2

¹ Sources: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Spring 2013. Reference scenario projection July 1, 2014.

² Data may not add due to rounding

³ The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Greater Toronto Area	420	7,845	7,211	1,053	16,529
Toronto	122	3,442	2,716	353	6,633
Durham	66	1,121	824	130	2,141
Halton	40	867	870	127	1,904
Peel	112	1,004	1,210	203	2,529
York	80	1,411	1,591	240	3,322
Central Ontario	804	9,130	3,789	486	14,209
Brant	47	465	99	11	622
Haldimand-Norfolk	4	366	17	6	393
Hamilton	134	1,372	408	49	1,963
Kawartha Lakes	26	191	126	14	357
Muskoka	4	372	127	-	503
Niagara	120	1,619	647	85	2,471
Northumberland	-	333	290	24	647
Peterborough	12	604	356	84	1,056
Simcoe	173	1,316	539	56	2,084
Waterloo	140	1,523	794	138	2,595
Wellington/Dufferin	144	969	386	19	1,518
Ottawa	124	4,000	1,850	237	6,211
Ottawa - Central	54	387	313	28	782
Ottawa - East	22	1,713	595	71	2,401
Ottawa - West	48	1,900	942	138	3,028
Eastern Ontario	393	3,782	1,322	128	5,625
Frontenac	16	268	375	48	707
Hastings/Prince Edward	53	599	227	17	896
Lanark	36	322	199	25	582
Leeds & Grenville	26	463	65	-	554
Lennox & Addington	8	188	11	-	207
Prescott & Russell	34	893	84	1	1,012
Renfrew	83	609	180	37	909
Stormont, Dundas & Glengarry	137	440	181	-	758
Southwestern Ontario	410	4,752	2,644	346	8,152
Bruce	2	295	122	3	422
Elgin	26	164	26	3	219
Essex	177	1,050	723	73	2,023
Grey	6	586	136	15	743
Huron	2	199	53	7	261
Chatham-Kent	45	593	99	9	746
Lambton	36	353	240	28	657
Middlesex	6	799	937	187	1,929
Oxford	64	389	110	15	578
Perth	46	324	198	6	574

continued

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2.1 Universe of Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Northern Ontario	60	1,498	735	80	2,373
Algoma/Thunder Bay	32	548	391	35	1,006
Greater Sudbury	20	510	190	19	739
Rest of North	8	440	154	26	628
Ontario	2,211	31,007	17,551	2,330	53,099

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2.2 Universe by Unit Type Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Ontario	2,211	31,007	17,551	2,330	53,099
Standard Spaces	1,407	23,621	14,391	1,939	41,358
Heavy Care	99	1,558	291	9	1,957
Other ¹	377	1,116	210	7	1,710
Unknown Spaces	328	4,712	2,659	375	8,074

¹ 'Other' consists of non-market units and respite units.

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2.3 Universe of Standard Spaces by Rent Range

Ontario

Centre	\$2,000 or Less	\$2,001 - \$2,500	\$2,501 - \$3,000	\$3,001 - \$3,500	\$3,501 or more
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹
Greater Toronto Area	3.2	6.2	14.1	18.2	58.3
Toronto	5.4	9.1	13.3	14.3	57.9
East York/York City	9.2	10.2	16.8	32.5	31.2
Etobicoke	0.5	7.0	0.6	6.0	85.9
North York	0.1	7.2	7.6	16.6	68.5
Scarborough	17.1	4.2	27.9	21.2	29.6
Former City of Toronto	5.1	13.6	14.6	6.5	60.1
Durham	4.5	6.9	20.7	23.0	45.0
Halton	0.5	0.5	10.2	21.5	67.2
Peel	2.1	8.3	15.0	22.4	52.3
York	0.7	1.9	12.9	17.4	67.1
Central Ontario	13.7	18.0	24.0	20.9	23.4
Brant	15.2	10.1	49.0	19.6	6.2
Haldimand-Norfolk	38.1	19.6	35.4	5.2	1.6
Hamilton	13.2	24.5	17.5	22.2	22.6
Former City of Hamilton	17.5	29.0	22.8	19.8	10.9
Rest of Hamilton	7.8	18.9	10.9	25.1	37.2
Kawartha Lakes	10.4	28.3	14.6	31.5	15.2
Muskoka	5.7	26.5	39.1	11.1	17.5
Niagara	20.9	21.5	22.9	16.9	17.8
Niagara Falls	26.5	32.4	14.4	15.6	11.1
St. Catharines	16.0	8.6	20.8	16.3	**
Rest of Niagara	21.2	24.6	29.5	18.0	6.6
Northumberland	11.3	28.6	26.5	24.9	8.7
Peterborough	3.1	10.4	30.1	39.2	17.2
Simcoe	14.1	15.3	21.5	20.2	28.9
Barrie	14.0	14.0	9.2	35.4	27.5
Rest of Simcoe	14.2	16.0	28.1	11.9	29.6
Waterloo	10.6	7.8	22.9	20.5	38.1
Cambridge	33.4	14.1	13.4	14.4	24.7
Kitchener	7.9	9.8	38.9	21.5	21.9
Rest of Waterloo	2.4	3.0	11.8	22.4	60.3
Wellington/Dufferin	10.5	22.6	18.7	18.5	29.7
Guelph	6.2	12.4	19.9	25.6	35.9
Rest of Wellington/Dufferin	15.8	35.0	17.3	9.8	22.1
Ottawa	4.6	9.1	25.3	15.1	45.9
Ottawa - Central	**	**	**	**	**
Ottawa - East	6.6	15.4	34.5	9.8	33.7
Ottawa - West	2.9	6.0	19.1	18.9	53.2

continued

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.3 Universe of Standard Spaces by Rent Range Ontario

Centre	\$2,000 or Less	\$2,001 - \$2,500	\$2,501 - \$3,000	\$3,001 - \$3,500	\$3,501 or more
	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹	% of Total ¹
Eastern Ontario	28.7	19.3	18.9	13.0	20.1
Frontenac	2.6	2.8	11.6	35.0	48.0
Hastings/Prince Edward	13.8	23.9	23.7	12.9	25.8
Lanark	21.7	8.7	24.7	6.7	38.2
Leeds & Grenville	16.9	13.7	25.9	24.0	19.5
Lennox & Addington	9.1	8.1	59.9	12.2	10.7
Prescott & Russell	84.5	14.0	1.1	0.4	**
Renfrew	27.4	35.8	21.4	8.4	7.1
Stormont, Dundas & Glengarry	38.8	31.6	12.7	6.9	10.1
Southwestern Ontario	10.0	23.0	29.5	15.8	21.6
Bruce	12.1	30.3	40.4	13.2	3.9
Elgin	17.7	18.2	30.7	6.3	27.1
Essex	8.5	24.6	21.7	14.6	30.6
Windsor	10.0	28.3	22.3	7.7	31.7
Leamington/Kingsville	5.1	43.8	18.9	30.3	2.0
Rest of Essex	8.2	8.4	22.1	16.8	44.5
Grey	8.3	32.1	38.4	10.6	10.6
Huron	5.2	42.9	37.1	6.7	8.1
Chatham-Kent	9.1	28.0	53.0	4.8	5.1
Lambton	17.0	25.1	27.3	23.9	6.7
Middlesex	3.6	11.9	20.7	21.1	42.7
Oxford	3.0	18.0	50.8	19.4	8.9
Perth	36.4	28.6	17.2	17.5	0.3
Northern Ontario	21.2	24.4	27.9	17.4	9.1
Algoma /Thunder Bay	25.4	13.6	15.2	31.8	14.0
Greater Sudbury	16.3	31.0	37.4	7.7	7.6
Rest of North	20.0	33.5	36.8	6.2	3.5
Ontario	10.8	14.6	21.6	17.6	35.4

¹ % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available¹
By Structure Size
Ontario

Centre	Optional	Meals			On-Site Medical Services	On-Site Nursing Services ²	24-hour call bell	Pharmacy
		# included in rent						
		1	2	3				
Greater Toronto Area	0.7	1.3	11.6	86.4	75.1	74.3 a	98.0	6.9
10 - 49	5.8	0.0	0.0	94.2	66.7	**	88.6	**
50 - 89	0.0	0.0	4.2	95.8	81.6	65.2 a	100.0	0.0
90 or more	0.0	2.3	18.6	79.0	73.0	83.9 a	98.8	10.0
Central Ontario	0.0	0.0	3.6	96.4	60.5	65.2 a	93.3	3.8
10 - 49	0.0	0.0	**	96.6	**	55.4 a	82.4	3.6
50 - 89	0.0	0.0	0.0	100.0	64.9	73.2 a	98.8	4.0
90 or more	0.0	0.0	**	90.7	**	**	100.0	3.9
Ottawa	0.0	**	**	91.9	67.5	73.8 a	98.0	**
10 - 49	**	**	**	100.0	**	**	**	**
50 - 89	0.0	**	0.0	95.1	**	**	100.0	0.0
90 or more	0.0	**	**	87.7	**	79.5 a	100.0	**
Eastern Ontario	0.0	2.3	0.0	97.7	59.3	55.3 a	81.3	2.3
10 - 49	0.0	0.0	0.0	100.0	**	**	69.1	0.0
50 - 89	0.0	3.1	0.0	96.9	**	**	93.0	3.4
90 or more	0.0	**	0.0	93.6	**	76.3 a	88.5	5.8
Southwestern Ontario	0.9	0.0	2.7	96.4	55.3	77.1 a	96.6	5.8
10 - 49	0.0	0.0	0.0	100.0	**	72.2 a	94.4	4.6
50 - 89	0.0	0.0	0.0	100.0	**	85.5 a	96.6	**
90 or more	3.2	0.0	**	87.2	**	76.8 a	100.0	**
Northern Ontario	3.0	0.0	3.0	93.9	57.4	80.8 a	83.8	3.4
10 - 49	12.0	**	**	88.0	**	**	**	**
50 - 89	**	**	**	100.0	**	78.8 a	92.7	**
90 or more	**	**	10.5	89.5	**	100.0 a	100.0	**
Ontario	0.5	1.2	4.7	93.7	63.4	69.8 a	93.4	4.5
10 - 49	1.0	0.0	1.2	97.7	52.9	59.2 a	82.1	4.2
50 - 89	0.0	0.9	0.9	98.1	65.7	70.3 a	97.7	2.7
90 or more	0.5	2.4	11.5	85.5	70.1	78.4 a	98.7	6.7

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

² On-site nursing services include RN, RPN or LPN.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.5 Proportion (%) of Structures with Access to Selected Amenities¹
by Structure Size
Ontario

Centre	Transportation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Greater Toronto Area	70.8	16.3	39.1	50.5	70.4	85.3
10 - 49	++	0.0	5.2	5.8	++	71.8
50 - 89	63.2	6.1	++	++	57.0	75.9
90 or more	77.7	26.1	51.7	68.9	85.3	94.0
Central Ontario	56.6	7.0	20.2	23.1	50.4	81.9
10 - 49	++	3.1	++	++	14.9	67.8
50 - 89	63.0	2.9	19.7	23.1	56.0	87.5
90 or more	75.8	++	++	++	90.1	92.7
Ottawa	89.6	++	++	++	69.5	87.6
10 - 49	++	++	++	++	++	++
50 - 89	89.1	++	++	++	++	++
90 or more	100.0	++	++	++	95.9	95.9
Eastern Ontario	65.0	5.3	11.1	21.2	++	76.2
10 - 49	++	0.0	0.0	0.0	13.3	68.9
50 - 89	++	++	++	++	++	79.2
90 or more	88.5	++	++	70.5	82.7	88.5
Southwestern Ontario	56.9	8.3	20.8	23.7	++	84.1
10 - 49	++	1.8	++	++	++	72.3
50 - 89	++	3.4	++	++	++	95.8
90 or more	89.9	++	++	++	++	91.9
Northern Ontario	26.4	++	++	++	46.5	78.5
10 - 49	++	++	++	++	++	88.0
50 - 89	++	++	++	++	++	72.9
90 or more	++	++	++	++	68.4	78.9
Ontario	62.7	9.3	24.2	32.5	51.5	82.7
10 - 49	42.0	2.6	5.7	5.1	20.4	70.8
50 - 89	62.0	3.8	23.3	27.3	45.9	83.1
90 or more	81.4	20.6	41.2	61.8	84.2	92.6

¹ Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent (\$) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Greater Toronto Area	2,385	2,256	3,284	3,219	4,262	4,270	5,492	5,729	3,807	3,825
Toronto	1,900	1,813	3,134	3,095	4,510	4,576	6,261	6,513	3,861	3,917
East York/York City	**	**	3,180	3,070	4,002	4,010	**	**	3,276	3,235
Etobicoke	**	**	3,395	3,522	4,472	4,876	**	**	4,236	4,534
North York	**	**	3,427	3,403	4,595	4,582	5,994	6,252	4,083	4,128
Scarborough	**	**	2,558	2,794	3,343	3,829	**	**	2,706	3,054
Former City of Toronto	**	**	3,139	2,871	4,724	4,690	7,015	7,174	4,222	4,134
Durham	**	1,528	2,975	3,033	3,725	3,887	4,692	4,846	3,303	3,388
Halton	**	**	3,596	3,428	4,194	4,291	5,085	5,428	3,954	3,961
Peel	**	**	3,499	3,233	4,067	3,873	4,856	5,173	3,801	3,667
York	2,734	2,783	3,501	3,492	4,182	4,175	5,366	5,699	3,914	3,971
Central Ontario	1,724	1,682	2,639	2,654	3,570	3,697	4,455	4,659	2,880	2,948
Brant	1,614	1,596	2,581	2,639	**	**	**	**	2,643	2,707
Haldimand-Norfolk	**	**	2,137	2,221	**	**	**	**	2,161	2,237
Hamilton	1,715	1,546	2,668	2,647	3,728	4,008	4,816	4,672	2,896	2,937
Former City of Hamilton	1,686	1,565	2,615	2,544	3,569	3,649	**	**	2,710	2,649
Rest of Hamilton	**	**	2,751	2,820	3,804	4,150	**	**	3,124	3,297
Kawartha Lakes	**	**	2,508	2,538	3,331	3,472	**	**	2,814	2,888
Muskoka	**	**	2,575	2,643	**	3,697	**	**	2,773	2,840
Niagara	1,727	1,529	2,588	2,336	3,384	3,296	4,662	4,658	2,847	2,742
Niagara Falls	**	**	2,443	2,188	3,375	**	**	**	2,675	2,405
St. Catharines	**	**	2,739	2,373	3,755	**	**	**	3,103	3,200
Rest of Niagara	**	**	2,539	2,400	3,140	2,897	**	**	2,729	2,601
Northumberland	**	**	2,312	2,295	3,226	3,162	3,975	3,958	2,820	2,729
Peterborough	**	**	2,741	2,803	3,556	3,551	**	**	3,020	3,065
Simcoe	1,718	1,858	2,668	2,706	3,812	3,884	4,631	5,203	2,972	3,027
Barrie	**	**	2,799	2,872	4,081	4,163	**	**	3,061	3,139
Rest of Simcoe	1,796	2,420	2,594	2,625	3,666	3,749	4,201	4,820	2,917	2,965
Waterloo	1,636	1,607	2,871	2,979	3,804	4,178	4,272	4,734	3,057	3,294
Cambridge	**	**	2,788	2,791	**	**	**	**	2,769	2,706
Kitchener	1,671	1,680	2,777	2,931	3,831	4,029	**	**	2,836	3,022
Rest of Waterloo	**	**	3,098	3,209	3,773	4,272	**	4,695	3,442	3,840
Wellington/Dufferin	1,862	1,860	2,603	2,805	3,563	3,772	**	**	2,810	2,982
Guelph	1,801	1,802	2,702	2,995	**	3,654	**	**	2,951	3,124
Rest of Wellington/Dufferin	1,931	1,916	2,516	2,599	3,731	**	**	**	2,633	2,809
Ottawa	1,531	1,638	3,080	3,073	4,431	4,342	5,585	5,780	3,610	3,561
Ottawa - Central	**	**	3,610	**	4,806	**	**	**	4,246	**
Ottawa - East	**	**	2,863	2,816	4,592	4,357	6,506	6,702	3,428	3,235
Ottawa - West	**	1,736	3,183	3,297	4,182	4,324	5,036	5,590	3,607	3,776

continued

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent (\$) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Eastern Ontario	1,482	1,501	2,377	2,377	3,624	3,635	4,339	4,546	2,676	2,693
Frontenac	**	**	2,708	2,997	3,760	3,847	5,014	5,396	3,362	3,613
Hastings/Prince Edward	1,463	1,570	2,435	2,680	3,767	3,628	**	**	2,853	2,952
Lanark	**	**	2,753	2,227	**	3,818	**	**	3,122	2,943
Leeds & Grenville	**	**	2,934	2,816	4,123	4,154	**	**	2,999	2,890
Lennox & Addington	**	**	**	2,733	**	**	**	**	**	2,709
Prescott & Russell	**	**	1,785	1,746	3,477	**	**	**	1,918	1,765
Renfrew	**	1,275	2,240	2,271	3,111	3,143	**	**	2,403	2,385
Stormont, Dundas & Glengarry	1,572	1,576	2,206	2,262	3,107	3,367	**	**	2,288	2,411
Southwestern Ontario	1,767	1,738	2,532	2,541	3,370	3,449	4,313	4,429	2,829	2,892
Bruce	**	**	2,253	2,416	3,148	2,987	**	**	2,457	2,592
Elgin	**	**	2,809	2,763	**	**	**	**	3,003	2,834
Essex	1,645	1,575	2,596	2,488	3,500	3,519	**	**	2,925	2,973
Windsor	**	**	2,538	2,450	3,554	**	**	**	2,890	2,884
Leamington/Kingsville	**	**	2,757	2,415	**	**	**	**	2,809	2,696
Rest of Essex	**	**	2,499	2,655	**	**	**	**	3,068	3,263
Grey	**	**	2,418	2,455	**	**	**	**	2,656	2,658
Huron	**	**	2,531	2,477	**	**	**	**	2,603	2,662
Chatham-Kent	1,788	**	2,456	2,568	3,040	3,167	**	**	2,470	2,600
Lambton	**	**	2,431	2,436	3,009	2,999	**	**	2,705	2,681
Middlesex	**	**	2,826	2,863	3,507	3,656	4,298	4,510	3,281	3,405
Oxford	**	**	2,395	2,547	**	**	**	**	2,524	2,803
Perth	1,602	1,773	2,301	2,278	2,859	**	**	**	2,307	2,202
Northern Ontario	1,487	1,585	2,320	2,329	3,203	3,207	4,213	4,484	2,650	2,617
Algoma/Thunder Bay	**	1,546	2,173	2,265	3,190	3,247	**	**	2,684	2,750
Greater Sudbury	**	**	2,448	2,420	**	3,219	**	**	2,660	2,609
Rest of North	**	**	2,338	2,301	**	**	**	**	2,592	2,426
Ontario	1,830	1,775	2,789	2,776	3,895	3,937	5,028	5,207	3,204	3,236

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

**OI Percent Vacant (%) for Total Spaces
by Unit Type
Ontario**

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Greater Toronto Area	18.8	14.6	13.8	15.4	15.5	16.2	18.2	15.2	14.8	15.7
Toronto	14.3	15.2	16.2	17.3	10.1	14.2	12.8	13.7	13.5	15.8
East York/York City	**	**	21.6	23.3	27.7	26.7	**	**	23.3	24.7
Etobicoke	**	**	9.1	5.5	6.9	2.9	**	**	7.3	3.9
North York	**	**	20.3	17.9	16.8	24.6	16.8	22.8	18.9	20.8
Scarborough	**	**	8.0	7.7	2.6	12.0	**	**	6.5	8.5
Former City of Toronto	**	**	17.8	25.0	7.3	11.1	11.3	3.2	11.6	16.3
Durham	**	9.1	13.0	12.3	11.7	9.4	14.9	11.0	12.5	11.1
Halton	**	**	8.0	13.3	8.6	10.1	11.2	8.3	8.5	11.4
Peel	**	9.6	14.3	15.8	31.7	24.6	23.6	9.5	23.0	19.2
York	34.4	28.6	11.7	14.1	17.9	20.2	29.4	25.8	16.1	18.1
Central Ontario	20.7	18.8	10.1	9.7	9.9	13.9	10.4	17.6	10.7	11.6
Brant	8.5	4.3	4.7	3.4	1.0	**	**	**	4.5	4.5
Haldimand-Norfolk	**	**	8.2	1.9	5.3	5.9	**	**	7.9	2.5
Hamilton	22.5	34.7	11.9	10.9	4.6	4.6	6.3	7.9	11.0	10.8
Hamilton	31.1	39.0	14.8	11.9	11.0	5.7	**	**	15.6	13.4
Rest of Hamilton	**	**	7.2	9.2	1.8	4.1	**	**	5.3	7.4
Kawartha Lakes	**	**	12.4	2.6	18.5	0.0	**	**	20.1	1.4
Muskoka	**	**	19.4	18.0	**	11.8	**	**	18.9	16.5
Niagara	17.4	**	10.3	8.6	9.8	13.3	13.4	**	10.6	11.6
Niagara Falls	**	**	6.2	14.3	9.4	**	**	**	7.7	16.5
St. Catharines	**	**	14.4	**	17.4	**	**	**	16.2	14.5
Rest of Niagara	**	**	9.0	6.7	5.1	5.9	**	**	7.8	6.7
Northumberland	**	**	15.9	20.5	13.2	7.2	0.0	**	14.1	13.8
Peterborough	**	**	7.1	4.2	**	**	**	**	7.2	5.4
Simcoe	23.8	13.9	10.4	10.0	17.3	17.9	13.6	22.7	13.4	12.7
Barrie	**	**	6.7	8.4	2.3	9.0	**	**	8.2	8.3
Rest of Simcoe	26.8	**	12.1	10.7	24.6	22.3	21.6	**	16.3	15.1
Waterloo	19.4	14.5	7.7	11.4	7.4	29.1	12.6	29.3	8.6	17.5
Cambridge	**	**	5.5	4.4	**	**	**	**	8.3	7.4
Kitchener	16.3	8.1	9.2	15.1	12.2	17.9	**	**	10.3	15.0
Rest of Waterloo	**	**	6.3	9.8	4.5	36.1	**	**	6.4	24.9
Wellington/Dufferin	15.1	17.3	10.5	10.8	6.1	7.2	**	**	9.4	10.6
Guelph	10.5	12.8	8.0	8.4	4.2	6.2	**	**	6.7	8.5
Rest of										
Wellington/Dufferin	23.1	23.2	13.1	13.9	10.7	**	**	**	13.5	13.8
Ottawa	18.0	14.0	11.5	12.7	14.1	15.5	14.4	17.7	12.7	13.8
Ottawa - Central	**	**	14.2	**	22.3	**	**	**	18.0	**
Ottawa - East	**	**	11.0	11.5	7.8	8.3	4.2	**	10.0	10.5
Ottawa - West	**	**	11.4	13.6	15.4	15.3	14.4	13.6	13.5	14.4

continued

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Suppressed to protect confidentiality

++ Not statistically reliable

-- No units exist in universe for this category

**O1 Percent Vacant (%) for Total Spaces
by Unit Type
Ontario**

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Eastern Ontario	15.3	13.7	10.6	10.7	11.7	14.4	13.8	7.8	11.2	11.8
Frontenac	00	00	9.9	10.9	13.2	13.3	12.8	8.3	12.7	13.1
Hastings/Prince Edward	00	00	9.1	7.2	19.5	11.0	00	00	12.7	8.8
Lanark	00	00	5.2	9.6	1.4	20.1	00	00	3.7	14.4
Leeds & Grenville	00	00	5.6	8.0	7.7	00	00	00	7.0	7.6
Lennox & Addington	00	00	00	10.6	00	00	00	00	00	11.6
Prescott & Russell	25.0	00	9.2	10.8	20.3	00	00	00	10.5	10.5
Renfrew	2.7	12.0	12.3	12.3	9.7	10.0	00	00	11.5	11.3
Stormont, Dundas & Glengarry	15.8	8.0	16.7	16.6	4.3	26.0	00	00	14.3	17.3
Southwestern Ontario	21.5	28.0	13.6	13.0	16.5	12.9	14.0	10.5	14.9	13.5
Bruce	00	00	15.2	9.5	21.9	24.6	00	00	16.6	13.7
Elgin	00	00	17.1	11.6	00	00	00	00	15.3	15.5
Essex	19.8	00	16.5	11.8	15.8	10.8	00	00	16.6	13.0
Windsor	12.8	00	19.0	16.0	20.7	00	00	00	19.1	15.8
Leamington/Kingsville	00	00	15.7	9.0	00	00	00	00	14.5	10.9
Rest of Essex	00	00	11.6	4.8	00	00	00	00	13.4	10.2
Grey	00	00	11.7	9.3	00	5.3	00	00	11.8	8.9
Huron	00	00	19.9	18.3	00	00	00	00	17.4	16.7
Chatham-Kent	31.1	00	7.3	11.0	10.8	00	00	00	9.2	10.3
Lambton	00	00	5.9	9.1	11.9	14.2	00	00	9.1	11.7
Middlesex	00	00	16.3	19.3	18.4	16.5	15.4	13.3	17.3	17.4
Oxford	00	00	13.4	16.5	2.9	00	00	00	13.1	12.2
Perth	15.2	00	12.5	12.5	51.2	00	00	00	19.7	12.8
Northern Ontario	00	10.4	6.7	6.8	10.6	8.7	00	00	8.1	7.6
Algoma /Thunder Bay	00	10.0	12.1	10.2	15.1	12.0	00	00	13.7	10.8
Greater Sudbury	00	00	2.2	5.5	00	1.1	00	00	2.8	4.3
Rest of North	00	00	5.3	4.9	00	00	00	00	4.7	6.2
Ontario	18.9	18.0	11.7	12.0	13.8	14.7	15.2	14.6	12.8	13.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

00 Suppressed to protect confidentiality

++ Not statistically reliable

-- No units exist in universe for this category

O2 Universe, Vacancy Rates (%) and Average Standard Space Rents (\$)
for Centres with less than 50,000 population
Selected Ontario Regions

	Central Ontario	Eastern Ontario	Southwestern Ontario	Northern Ontario
Universe: All spaces				
Standard Spaces	2,309	2,616	2,522	422
Heavy Care Spaces	52	26	25	-
Other	87	244	84	2
Unknown Spaces	401	234	684	-
Total	2,849	3,120	3,315	424
Universe: All spaces				
Semi Private & Ward	82	202	174	22
Private/Studio	1,915	2,306	2,303	361
One-Bedroom	800	550	786	31
Two-Bedroom	52	62	52	10
Total	2,849	3,120	3,315	424
Vacancy Rate: All spaces				
Semi Private & Ward	22.2	15.3	21.9	%%
Private/Studio	13.0	11.4	12.3	8.3
One-Bedroom	14.8	12.3	11.5	%%
Two-Bedroom	18.6	%%	%%	%%
Total	13.9	11.8	12.5	9.8
Vacancy Rate: Standard spaces				
Semi Private & Ward	%%	17.7	23.4	%%
Private/Studio	13.4	12.9	12.4	8.1
One-Bedroom	14.9	13.0	11.8	%%
Two-Bedroom	18.6	%%	%%	%%
Total	14.4	13.1	12.7	9.6
Rent: Standard spaces				
Semi Private & Ward	2,094	1,412	1,853	%%
Private/Studio	2,500	2,235	2,437	2,137
One-Bedroom	3,533	3,496	3,142	%%
Two-Bedroom	4,279	%%	4,093	%%
Total	2,791	2,435	2,586	2,175

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

%% Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

**O3 Universe and Percent Vacant (%) for Total Spaces
by Date Residence Opened
Ontario**

Centre	Prior to 1990		1990-1999		2000 or later		Total	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Greater Toronto Area	5,551	15.9	2,188	17.5	8,790	15.0	16,529	15.7
Central Ontario	4,660	10.6	3,218	11.8	6,331	12.3	14,209	11.6
Ottawa	1,095	8.5	1,703	11.4	3,413	17.9	6,211	13.8
Eastern Ontario	1,580	12.2	1,917	9.8	2,128	13.0	5,625	11.8
Southwestern Ontario	3,239	13.5	1,893	16.1	3,020	12.2	8,152	13.5
Northern Ontario	702	4.9	534	8.6	1,137	8.8	2,373	7.6
Ontario Total	16,827	12.6	11,453	13.1	24,819	13.8	53,099	13.2

The following letter codes are used to indicate the reliability of the estimates:

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**O4 Average Rent (\$) for Standard Spaces
by Unit Type and Date Residence Opened
Ontario**

Centre	Prior to 1990	1990-1999	2000 or later	Total
Greater Toronto Area	3,447	3,465	4,166	3,825
Semi Private & Ward	1,926	1,753	2,952	2,256
Private/Studio	3,115	3,060	3,460	3,219
One Bedroom	4,208	4,508	4,257	4,270
Two Bedroom	5,850	5,503	5,728	5,729
Central Ontario	2,505	2,831	3,355	2,948
Semi Private & Ward	1,731	1,686	1,467	1,682
Private/Studio	2,520	2,675	2,813	2,654
One Bedroom	3,189	3,573	3,794	3,697
Two Bedroom	**	4,354	4,787	4,659
Ottawa	3,188	3,301	3,927	3,561
Semi Private & Ward	**	**	**	1,638
Private/Studio	2,862	3,008	3,281	3,073
One Bedroom	4,152	4,457	4,365	4,342
Two Bedroom	**	**	5,710	5,780
Eastern Ontario	2,463	2,310	3,161	2,693
Semi Private & Ward	1,561	1,369	1,579	1,501
Private/Studio	2,408	2,194	2,589	2,377
One Bedroom	3,389	3,297	3,750	3,635
Two Bedroom	**	**	4,625	4,546
Southwestern Ontario	2,534	2,730	3,336	2,892
Semi Private & Ward	1,721	1,743	**	1,738
Private/Studio	2,473	2,547	2,704	2,541
One Bedroom	3,114	3,376	3,540	3,449
Two Bedroom	3,508	**	4,472	4,429
Northern Ontario	2,265	2,151	3,000	2,617
Semi Private & Ward	1,659	**	**	1,585
Private/Studio	2,282	2,015	2,536	2,329
One Bedroom	**	2,911	3,400	3,207
Two Bedroom	**	**	4,505	4,484
Ontario Total	2,840	2,927	3,666	3,236
Semi Private & Ward	1,739	1,624	2,063	1,775
Private/Studio	2,670	2,689	2,997	2,776
One Bedroom	3,807	3,918	3,973	3,937
Two Bedroom	5,108	4,912	5,255	5,207

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

**O5 Universe of Total Spaces
by Size of Residence
Ontario**

Centre	10-49 Spaces		50-89 Spaces		90 or more Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Greater Toronto Area	20	568	51	3,698	90	12,263	94
Central Ontario	71	2,168	80	5,385	56	6,656	65
Ottawa	5	152	20	1,362	37	4,697	100
Eastern Ontario	42	1,385	32	2,266	17	1,974	58
Southwestern Ontario	53	1,591	35	2,305	35	4,256	55
Northern Ontario	8	212	15	1,072	10	1,089	74
Ontario	199	6,076	233	16,088	245	30,935	72

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized;
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2012 to be included in the 2013 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click [here](#).

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement

The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality

All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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